

Preliminary Site Investigation Report

44 Middle Arm Road, Middle Arm

Reference No:	PSI2022-219
Report Date:	7 October 2022
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7 October 2022	0 – DRAFT		
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1. Executive Summary

CSH Consulting was engaged by IPG Invest Projects to complete a preliminary site investigation (PSI) for the property at 44 Middle Arm Rd, Middle Arm. The site is shown in Figure 1.

The objective of the PSI is to investigate any potential contamination areas/sources that may exist on site and determine if further investigation is required. This report will be used to support a development application for the proposed development of this site.

The PSI covers the following scope of works:

- Identify the potential areas of concern and potential contaminants by carrying out onsite and desktop investigation of the following:
 - a. Review topographic, soil, geological and acid sulphate soil maps
 - b. Review historical aerial photographs and take note of significant land uses and changes of the site and surrounding area that may indicate a potential for contamination
 - c. Search the NSW SPA contaminated land register to determine if there are any statutory notices current for the site or neighbouring land, under the Contaminated Land Management Act (1997) and licences (if any) under the Protection of the Environment Operations Act (1997)
 - d. Search the NSW Office of Water for groundwater bores
 - e. Use the historic titles and Deposited Plans to identify and summarise previous owners that may indicate potentially contaminating activities on the site
 - f. Review answers in site history survey completed by current owners for any known contaminating activities or potential areas of concern
- Develop a conceptual site model
- Preparation of this PSI report.

Based on the information obtained from the desktop investigation along with the site walkover, there appears to be some areas of potential contamination. The main areas of concern and the potential contaminants include

- the house: asbestos, Synthetic Mineral Fibres (SMF), lead in paint and PCBs.
- Under concrete cricket pitch and where dam was filled in: Metals; total recoverable hydrocarbons (TRH); benzene, toluene, ethylbenzene, xylene (BTEX); polycyclic aromatic hydrocarbons (PAHs); PCB; Organochlorine pesticides (OCP); phenols and asbestos
- Livestock holding pen: TRH; BTEX; PAH; OCP and other herbicides
- Rubble in the North West corner of yard: Asbestos and lead (paint)
- Storage of chemical containers: TRH; BTEX; PAH; OCP and other herbicides
- Inside the sheds: TRH; BTEX; PAH; OCP; asbestos; lead (paint) and other herbicides
- Septic tank: Metals; TRH; BTEX; PAH; PCB; OCP; phenols and asbestos

CSH Consulting recommends that intrusive investigation is undertaken to assess whether the above potential sources have resulted in contamination of soil within the study area. The intrusive investigation should target the potential sources of contamination. Investigations should comprise the excavation of test pits within the targeted areas across the site. The test locations would be required to penetrate the full depth of any filling material and to a depth of at least 0.2 m below the natural surface. Selected samples should be analysed for the list of contaminants identified in Section 5.

CSH Consulting considers that in its current condition, site may not be suitable for the proposed land uses without further assessment. CSH Consulting considers that the risk posed by the potential sources range from low (e.g. use of pesticides and chemical storage) to localised areas of moderate risk (e.g. area where dam filled in) and further assessment and/or remediation is required.

The scope of the current investigation has not included the evaluation of groundwater contamination status. Depending on the results of an intrusive investigation of soil conditions on the site, an assessment of the groundwater may need to be undertaken.

CSH Consulting considers that subject to the results of the further assessment and completion of any required remediation and validation works, the site could be rendered suitable for the proposed uses.

Should fill material be required to be disposed off-site, it must first be assessed in accordance with NSW EPA (2014) Waste Classification Guidelines, Part 1: Classifying Waste.

2. Introduction

CSH Consulting was engaged by IPG Invest Projects to complete a preliminary site investigation (PSI) for the property at 44 Middle Arm Rd, Middle Arm. The site is shown in Figure 1.

The objective of the PSI is to investigate any potential contamination areas/sources that may exist on site and determine if further investigation is required. This report will be used to support a development application for the proposed development of this site.

The following guidelines were used to complete this report

- NSW EPA, *Consultants report on contaminated land*, May 2020.
- NEPC, *National Environment Protection (Assessment of Site Contamination) Measure 1999* (as amended), May 2013

3. Scope of works

This report covers:

- Identify the potential areas of concern and potential contaminants by carrying out onsite and desktop investigation of the following:
 - a. Review topographic, soil, geological and acid sulphate soil maps
 - b. Review historical aerial photographs and take note of significant land uses and changes of the site and surrounding area that may indicate a potential for contamination
 - c. Search the NSW SPA contaminated land register to determine if there are any statutory notices current for the site or neighbouring land, under the Contaminated Land Management Act (1997) and licences (if any) under the Protection of the Environment Operations Act (1997)
 - d. Search the NSW Office of Water for groundwater bores
 - e. Use the historic titles and Deposited Plans to identify and summarise previous owners that may indicate potentially contaminating activities on the site
 - f. Review answers in site history survey completed by current owners for any known contaminating activities or potential areas of concern
- Develop a conceptual site model
- Preparation of this PSI report.

4. Site Information

4.1. Site identification and details

The site address covered by this report is 44 Middle Arm Rd, Middle Arm, NSW (Lot 2 DP 569505). The property is located within the Goulburn Mulwaree Council Local Government Area (LGA) and falls under the Local Aboriginal Council of Pejar. The property is zoned as RU6: Transition.

The property is located approximately 5 km to the North of Goulburn. The boundary of the site has a regular rectangular shape that covers an area of approximately 12 hectares, approximately 580 m long and approximately 200 m wide (See figure 1). There is a residential building consisting of a house and carport located towards the central part of the Eastern portion of the site. There is one shed situated next to the house and livestock holding pen and a shed to the South of the residential building along the southern boundary of the property. The Moomba – Sydney Gas pipeline runs through the North Western corner of the property running in a North East – South West direction.



Figure 1: Site Location

4.1.1. Current and Proposed Land Use

Currently the property is used as a residential premises and agricultural land use with grazing cattle for the meat trade.

It is proposed that the site is to be rezoned and developed for residential housing blocks.

4.1.2. Catchment Area

The site is located within the [Warragamba Local catchment area](#) (accessed 31/08/2022). It is the largest catchment of the outer catchment of the Greater Sydney Drinking Water catchment.

4.1.3. Geological

Based on the 1:100,000 Goulburn Map sheet 8828 ([Thomas OD et al, 2013](#)) indicates that Rhyanna Formation runs through the majority of the property and Forest Lodge Quartz Monzodiorite runs through the Western side of the property next to Middle Arm Rd.

4.1.4. Soil Landscape

The 1:250,000 Goulburn Soil Landscape Series Sheet SI 55-12 indicates that the soil on the property is Monastery Hill Soil Landscape. It is described as having duplex orange soils with moderate structure similar to chocolate soils when on crests and side slopes, underlain by grey mottled material, prairie soils, grey clays and alluvial soils on foot slopes and drainage lines.

4.1.5. Acid Sulphate Soils

The probability that the site is at risk of acid sulphate soils is low according to the CSIRO's Atlas of Australian Acid Sulphate Soils online mapping portal ([CSIRO Acid Sulfate Soils.html](#), accessed 31/08/2022).

4.1.6. Slope and Topography

The regional topography is undulating with hills over 900 m elevation located to the East and West of the site. The regional area slopes towards Goulburn located the South of the site.

The site is mostly level with an elevation of approximately 660 m from the Western border along Middle Arm Rd towards the centre of the property. The property has a ridgeline at the Eastern corner of the property that reaches an elevation of approximately 680 m. The average slope across the property is 3.9% with a maximum slope of 13%.

4.1.7. Vegetation

The area is classified as Southern tableland grassy box woodland as per the NSW State Vegetation Type Map in the NSW Department of Planning and Environment web page ([Vegetation Map](#), accessed 1/09/2022).

Most of the site has been cleared of all native vegetation and is covered predominantly by pasture grass suitable for grazing cattle. There are trees scattered around the Eastern section of the property around the house, dam and the Eastern boundary. There is also a hedge line of trees along the driveway to the South of the property.

4.1.8. Buildings

The property has one residential building with a carport and shed to the side of the house. There is a shed located to the North of the property and larger shed to the South of the property close to the Southern boundary line. Near this shed is a livestock holding pen with a sheep dip.

4.1.9. Drainage Lines and Dams

There are two dams located on the site – one is located central North West of the site and another located approximately 80 m South West of the house. There are several minor intermittent drainage lines across the property leading to the two dams.

Lake Sooley is located approximately 5.5 km to the West of the property and Wollondilly River is approximately 2 km South of the property.

4.1.10. Groundwater

A search for water bores that may be located within or in close proximity to the site was made on the [Water NSW real time data website](#). There are no bores located on the property and 13 bores within 1 km of the site (see Figure 2). A summary of the groundwater bores data can be

found in Table 1 below. Copies of the Work Summary for each bore can be found in Appendix A.

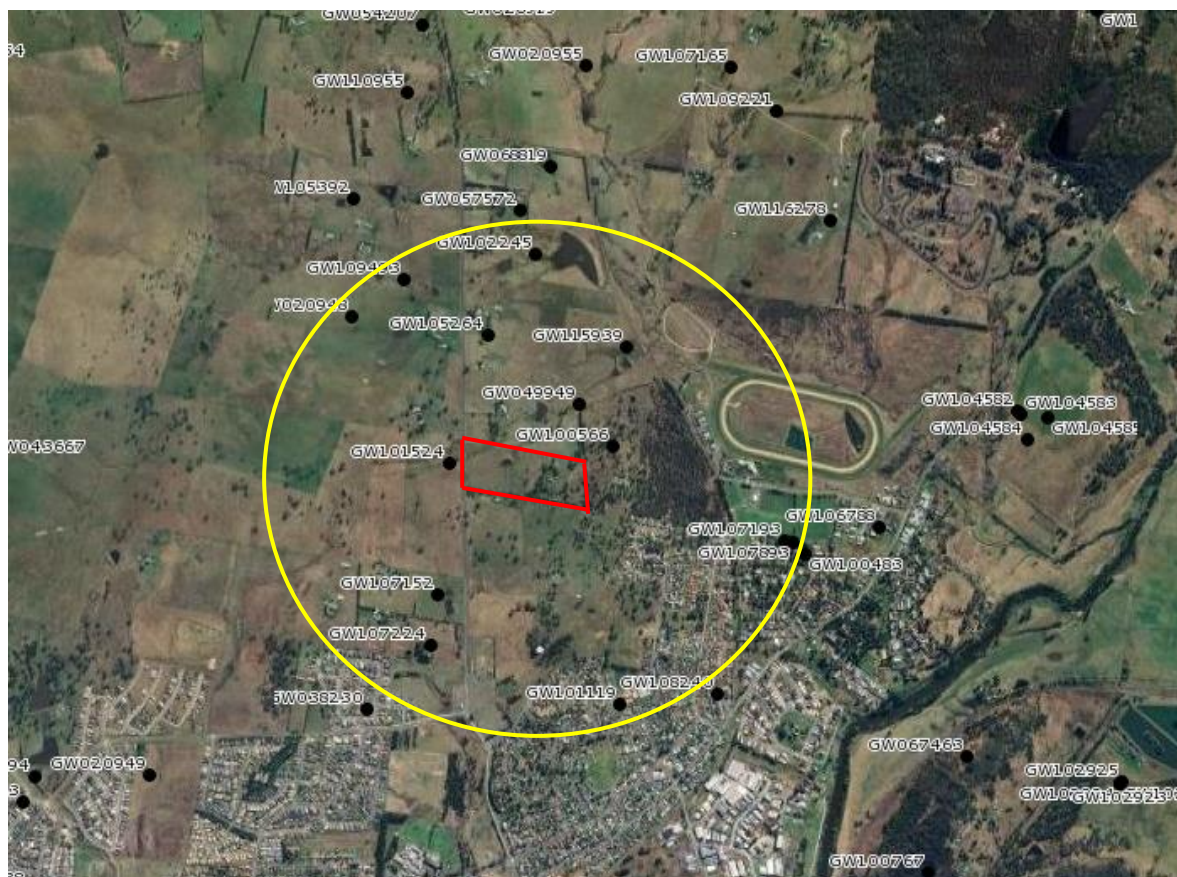


Figure 2: Site map with groundwater bore locations. Yellow ring indicates approximately 1 km radius around site.

Water bore ID Completion date	Final Depth (m)	Standing water level (m)	Yield (L/s)	Geology	Salinity description	Proximity to site (Approximate)
GW020948 1954	14.80	NA	NA	Granite	NA	789 m
GW049949 1979	68.60	3.0	0.12	Topsoil, clay, granite	Good	263 m
GW100566 1997	30.00	No water - abandoned	NA	Soil, clay, granite, clay, granite	NA	153 m

GW101119 1997	62.50	25.90	0.25	Topsoil, shale, granite	NA	941 m
GW101524 1944	13.40	4.27	0.21 (200 galls per hour)	NA	NA	76 m
GW102245 1990	25.00	23.00	1.66	Topsoil, clay, granite	Fair	920 m
GW105264 2003	37.00	13.0	0.19	Topsoil, granite	NA	509 m
GW107152 2005	72.00	NA	0.126	Topsoil, clay, granite	NA	521 m
GW107193 2005	78.00	12.00	2.25	Soil, volcanic	NA	936 m
GW107224 2005	72.00	10.0	0.50	Loam soil, volcanic	NA	764 m
GW107893 2006	85.00	9.00	0.375	Soil, volcanic	NA	971 m
GW109493 2008	66.00	15.0	0.1	Soil, granite	NA	800 m
GW115939 2018	90.00	40.0	3.0	Clay, shale, volcanic	NA	564 m

4.2. Site History

4.2.1. Title Search

A search was carried out for the Title Deeds record held by the NSW Land Registry Services with the objective to determine if any previous ownership could suggest past contamination activities. The record shows ownership to joint tenants with no indication of potential contaminating activities. The Title deeds indicates the gas pipe easement and right of carriageway along the Southern boundary. The Title Search is attached in Appendix B.

4.2.2. Section 10.7 (formerly Section 149) planning certificate

The Section 10.7 Planning Certificate was obtained and attached in Appendix C. Some key points from the certificate are listed below:

- There is a minimum of 20 ha allotment size for the erection of a dwelling under the Goulburn Mulwaree Local Environmental Plan 2009.
- The land is identified as environmentally sensitive under Rural Housing code
- The property not affected by road widening and road realignment

- All of the property has been identified as bush fire prone land
- The property has not been identified in the Loose-Fill Asbestos Insulation Register
- The property is not currently affected by any nominations under Section 59(2) of the Contaminated Land Management Act 1997.

4.2.3. Historical photos

A review of historical photos on the Historical Imagery Viewer (part of the Spatial Collaboration Portal on the NSW Spatial Services website) and from Google Earth, a summary of changes on the property and immediate surroundings is summarised in Table 2 below.

Table 2: Summary of changes based on historical aerial photos		
Year	Site description	Surrounding area
	<p>There are 2 dams present on the property – One in the North Western section of the block and one in the central Eastern section of the block.</p> <p>A house can be seen in the central Eastern section of the property to the West of the dam in this area. There are also 3 sheds/structures to the South of the house. There is a dirt driveway from Middle Arm Rd that follows the South boundary line and diverts towards the house approximately midway of the Southern boundary.</p> <p>A line of disturbed land in the North Western corner of the property is consistent with the installation of the Moomba – Sydney Gas pipeline This pipeline was installed in 1974.</p> <p>Sporadic tree distribution towards the centre and Eastern portion of the property. There is a line of trees immediately to the West of the house running a North South direction.</p> <p>There is some disturbed land near the top of the line of trees, curving South Westerly to near the centre of the property.</p> <p>There is also a dirt track that runs from the Eastern dam in a North Easterly direction to the land to the East of the property.</p>	<p>Mostly cleared land suggesting mostly agricultural land use.</p> <p>Some residential buildings evident to the North and East of the site and more heavily populated housing to the South and South West of the property and particularly to the South of the Wollondilly River. This is the outskirts of Goulburn.</p> <p>Roads are evident on the Eastern edge and South of the property.</p>
1986	<p>The residential footprint appears to be bigger.</p> <p>The in the North Western part of the property looks mostly dried up. The dam directly to the East of the residential house appears to be dried</p>	<p>More housing has been developed to the South and South East of the property.</p> <p>Some new roads have been constructed to the new developments and to South</p>

	<p>up. A new dam has appeared to the South of this dam.</p> <p>A bigger shed has been built along the Southern boundary, to the West of the new dam.</p>	<p>West of the property but on the Northern side of Wollondilly River.</p>
1990	<p>No significant changes have occurred on the property.</p> <p>All 3 dams are full with water.</p> <p>The driveway from where it diverts towards the house has been extended along the Southern boundary to the back South Eastern corner of the block.</p>	<p>New buildings have been built in the blocks to the North, East and South with the buildings to the Southern and Eastern blocks sharing the driveway that starts at Middle Arm Rd.</p>
1997	<p>No significant changes can be seen from the previous photographs.</p> <p>The land is very brown and dry.</p>	<p>A larger building has been built to the block to the North of the property.</p> <p>A horse racing track has been built to the East of the property for the Goulburn & District Racing Club.</p>
2006	<p>The house footprint has changed and the some of the sheds have been removed. Some fencing and manicured gardens have been created around the house</p> <p>The dam to directly to the East of the house has been filled in.</p> <p>A bare strip of ground has been exposed to the North East of the house between 2 clumps of trees.</p> <p>The boundary line to the South and East have been lined by trees.</p>	<p>Buildings associated with the Goulburn & District Racing Club have been built to the South West corner of the racing track to the East of the property.</p> <p>Housing development continues to the South.</p>
2012	<p>The line of trees to the West of the house has been removed and new line of trees has been planted diagonally to the West of the house.</p> <p>Some trees have been planted to line the driveway that diverts from the shared driveway and leads to the house.</p> <p>Some work to the ground on the area around where the dam directly to the East of the house is apparent.</p>	<p>No significant changes have occurred since previous photographs.</p> <p>Some further development of the area around the Goulburn & District Racing Club track.</p>
2021	<p>No significant changes have occurred on the property other than the maturing of the manicured gardens around the house and the sheds</p>	<p>No significant changes have occurred since previous photographs.</p>

Based on the information noted from the historical aerial photos, the site has likely been used for agricultural purposes from at least 1975. A residential house was built prior to 1975 with noticeable changes to the footprint of the house in 1986 and 2006. It is noted that the dam directly to the East of the house has been filled in.

4.2.4. Property owner survey

The current property owner for the site was given a survey to complete, relating to potential contamination issues on the property. A copy of the survey is attached in Appendix D.

There was no indication from the owners responses of any contamination activities.

4.2.5. NSW EPA contaminated Land Register

A search on the NSW EPA contaminated land record notices was conducted and there were no records that encompass or impact the property.

4.3. Site condition and surrounding environment

4.3.1. Site walkover

A site walkover was carried out by Joshua King on the 19 September 2022. The topography is consistent with the description in section 4.1.5. The site layout remains relatively unchanged from the 2021 historical aerial photos. The site walkover is important in order to understanding the areas covered by this report and to determine any obvious potential contamination issues. It is important to note that the extent of the inspection was limited to suit the scope and, as a result, possibly not all potentially contaminated areas were actually observed or identified. See section 4.3.2 below for details on potential areas of concern.

4.3.2. Assessment of identification of potential areas of environmental concern

Based on the site walkover and historical information obtained from the desktop study, some key features and identified potential areas of concern are summarised in Table 3. The location of these areas is shown in Figure 3. Photos taken at time of site visit are in Appendix E.



Figure 3: Approximate locations of potential areas of environmental concern (PAEC).

Table 3: Potential areas of Environmental Concern (PAEC) identified during investigation of site

PAEC No	Area descriptor	Potential contaminants
PAEC01	Residential house	Asbestos; SMF; lead (paint) and polychlorinated biphenyls (PCBs)
PAEC02	Under concrete cricket pitch	Metals; total recoverable hydrocarbons (TRH); benzene, toluene, ethylbenzene, xylene (BTEX); polycyclic aromatic hydrocarbons (PAHs); PCB; Organochlorine pesticides (OCP); phenols and asbestos
PAEC03	Holding pen at rear of house	TRH; BTEX; PAH; OCP and other herbicides
PAEC04	Rubble in North East corner of yard	Asbestos and lead (paint)
PAEC05	Chemical containers behind shed next to fireplace to the South of the house and shed North West to house	TRH; BTEX; PAH; OCP and other herbicides
PAEC06	Internal sections of sheds to the South and North West of the house	TRH; BTEX; PAH; OCP; asbestos; lead (paint) and other herbicides
PAEC07	Area where dam was filled in, East of the house	Metals; TRH; BTEX; PAH; PCB; OCP; phenols and asbestos
PAEC08	Septic tank to the North of the House	Metals; TRH; BTEX; PAH; PCB; OCP; phenols and asbestos

5. Preliminary Conceptual Site Model

A conceptual site model (CSM) is a representation of site-related information regarding contamination sources, receptors and exposure pathways between those sources and receptors. The CSM provides the framework for identifying how the site became contaminated and how potential receptors may be exposed to contamination either in the present or in the future i.e. it enables an assessment of the potential source – pathway – receptor linkages (complete pathways).

5.1. Potentially complete exposure pathways

The flow between Source – pathway – receptor has been used to assess the potential risks to human or environmental receptors from contamination sources on or near the site, via exposure pathways (see Table 4 below).

Table 4: Summary of Potentially Complete Exposure Pathways

PAEC No	Source and potential contaminants	Pathway	Receptor	Risk Management
PAEC01	Residential house Asbestos; SMF; lead (paint) and polychlorinated biphenyls (PCBs)	<ul style="list-style-type: none"> • Ingestion • Inhalation of dust • Surface water run-off • Lateral migration of groundwater base flow to water bodies • Leaching of contaminants and vertical migration into groundwater • Contact with terrestrial ecology 	<ul style="list-style-type: none"> • Current user/residents • Construction and maintenance workers • Future site residents/owners • Surface water (on site and Wollondilly River) • Groundwater • Terrestrial ecology 	If buildings are to be demolished/altered/refurbished, hazardous materials survey should be carried out, with sampling as required.
PAEC02	Under concrete cricket pitch Metals; total recoverable hydrocarbons (TRH); benzene, toluene, ethylbenzene, xylene (BTEX); polycyclic aromatic hydrocarbons (PAHs); PCB; Organochlorine pesticides (OCP); phenols and asbestos	<ul style="list-style-type: none"> • Ingestion and dermal contact • Inhalation of dust and/or vapours • Surface water run-off • Lateral migration of groundwater base flow to water bodies • Leaching of contaminants and vertical migration into groundwater • Contact with terrestrial ecology 	<ul style="list-style-type: none"> • Current user/residents • Construction and maintenance workers • Neighbouring residents • Future site residents/owners • Surface water (on site and Wollondilly River) • Groundwater • Terrestrial ecology 	It is unclear what is under the slab. Sampling of soil to be carried out to investigate potential contaminants.
PAEC03	Holding pen at rear of house TRH; BTEX; PAH; OCP and other herbicides	<ul style="list-style-type: none"> • Ingestion and dermal contact • Inhalation of dust and/or vapours • Surface water run-off • Lateral migration of groundwater base flow to water bodies • Leaching of contaminants and vertical migration into groundwater • Contact with terrestrial ecology 	<ul style="list-style-type: none"> • Current user/residents • Construction and maintenance workers • Neighbouring residents • Future site residents/owners • Surface water (on site and Wollondilly River) • Groundwater • Terrestrial ecology 	Pesticides, sheep dip, chemical bund. Sampling of soils to be carried out to investigate potential contaminants.

PAEC04	Rubble in North West corner of yard Asbestos and lead (paint)	<ul style="list-style-type: none"> • Ingestion and dermal contact • Inhalation of dust and/or vapours • Surface water run-off • Lateral migration of groundwater base flow to water bodies • Leaching of contaminants and vertical migration into groundwater • Contact with terrestrial ecology 	<ul style="list-style-type: none"> • Current user/residents • Construction and maintenance workers • Neighbouring residents • Future site residents/owners • Surface water (on site and Wollondilly River) • Groundwater • Terrestrial ecology 	<p>Anthropogenic materials can be disposed as general solid waste.</p> <p>Sampling of soil to be carried out to investigate potential contaminants.</p>
PAEC05	Chemical containers behind shed next to fireplace to the South of the house and shed North West to house TRH; BTEX; PAH; OCP and other herbicides	<ul style="list-style-type: none"> • Ingestion and dermal contact • Inhalation of dust and/or vapours • Surface water run-off • Lateral migration of groundwater base flow to water bodies • Leaching of contaminants and vertical migration into groundwater • Contact with terrestrial ecology 	<ul style="list-style-type: none"> • Current user/residents • Construction and maintenance workers • Neighbouring residents • Future site residents/owners • Surface water (on site and Wollondilly River) • Groundwater • Terrestrial ecology 	<p>Minor quantities of pesticides were observed to be stored at the site.</p> <p>Sampling of soils to be carried out to investigate potential contaminants.</p>
PAEC06	Internal sections of sheds to the South and North West of the house TRH; BTEX; PAH; OCP; asbestos; lead (paint) and other herbicides	<ul style="list-style-type: none"> • Ingestion and dermal contact • Inhalation of dust and/or vapours • Surface water run-off • Lateral migration of groundwater base flow to water bodies • Leaching of contaminants and vertical migration into groundwater • Contact with terrestrial ecology 	<ul style="list-style-type: none"> • Current user/residents • Construction and maintenance workers • Neighbouring residents • Future site residents/owners • Surface water (on site and Wollondilly River) • Groundwater • Terrestrial ecology 	<p>Access to shed was not obtained so this area is marked as an area of concern.</p> <p>Sampling of soil to be carried out to investigate potential contaminants.</p>
PAEC07	Area where dam was filled in, East of the house Metals; TRH; BTEX; PAH; PCB; OCP; phenols and asbestos	<ul style="list-style-type: none"> • Ingestion and dermal contact • Inhalation of dust and/or vapours • Surface water run-off • Lateral migration of groundwater base flow to water bodies • Leaching of contaminants and vertical migration into groundwater • Contact with terrestrial ecology 	<ul style="list-style-type: none"> • Current user/residents • Construction and maintenance workers • Neighbouring residents • Future site residents/owners • Surface water (on site and Wollondilly River) • Groundwater 	<p>Source of fill is unknown with no records of origin of fill.</p> <p>Sampling of soil to be carried out to investigate potential contaminants.</p>

			<ul style="list-style-type: none"> • Terrestrial ecology 	
PAEC08	<p>Septic tank to the North of the House</p> <p>Metals; TRH; BTEX; PAH; PCB; OCP; phenols and asbestos</p>	<ul style="list-style-type: none"> • Ingestion and dermal contact • Inhalation of dust and/or vapours • Surface water run-off • Lateral migration of groundwater base flow to water bodies • Leaching of contaminants and vertical migration into groundwater • Contact with terrestrial ecology 	<ul style="list-style-type: none"> • Current user/residents • Construction and maintenance workers • Neighbouring residents • Future site residents/owners • Surface water (on site and Wollondilly River) • Groundwater • Terrestrial ecology 	Sampling of soil to be carried out to investigate potential contaminants.

6. Conclusions and Recommendations

A preliminary site investigation (PSI) was carried out for the proposed rezoning and development of the site at 44 Middle Arm Rd, Middle Arm.

The objective of the PSI is to assess the potential for contamination at the site based on past and present land uses/activities and to determine if further investigation and/or management is required.

Based on the information obtained from the desktop investigation along with the site walkover, there appears to be some areas of potential contamination. The main areas include the house, concrete cricket pitch, livestock holding pen, rubble in North West corner of yard, sheds and chemicals stored near the sheds, septic tank and area to East of house where dam was filled.

The house will need a HAZMAT survey prior to demolition to determine any asbestos, lead in paint, or SMF on or around the house.

With the presence of septic tank, livestock holding pen, sheep dip and evidence of chemical containers near behind the sheds, testing is required around these areas to determine whether contaminants of concern are present.

The origin of the ground under the cricket pitch and the fill where the dam to the East of the house was filled in is unknown and investigation is required to determine if it is clean or contaminated.

CSH Consulting recommends that intrusive investigation is undertaken to assess whether the above potential sources have resulted in contamination of soil within the study area. The intrusive investigation should target the potential sources of contamination. Investigations should comprise the excavation of test pits within the targeted areas across the site. The test locations would be required to penetrate the full depth of any filling material and to a depth of at least 0.2 m below the natural surface. Selected samples should be analysed for the list of contaminants identified in Section 5.

CSH Consulting considers that in its current condition, site may not be suitable for the proposed land uses without further assessment. CSH Consulting considers that the risk posed by the potential sources range from low (e.g. use of pesticides and chemical storage) to localised areas of moderate risk (e.g. area where dam filled in) and further assessment and/or remediation is required.

The scope of the current investigation has not included the evaluation of groundwater contamination status. Depending on the results of an intrusive investigation of soil conditions on the site, an assessment of the groundwater may need to be undertaken.

CSH Consulting considers that subject to the results of the further assessment and completion of any required remediation and validation works, the site could be rendered suitable for the proposed uses.

Should fill material be required to be disposed off-site, it must first be assessed in accordance with NSW EPA (2014) *Waste Classification Guidelines, Part 1: Classifying Waste*.

7. Limitations

This investigation consisted of a visual survey of the site. The damaged section of the house could be fully surveyed.

Any person acting or relying on this report, in whole or in part, does so subject to the limitations expressed in this report and at their own risk.

All work is conducted in a conscientious and professional manner, with due diligence and appropriate care. However due to the disproportionate cost of potential damages or liability relative to the cost of our services, CSH Consulting Pty Ltd cannot offer any guarantee that all hazards have been identified. Liability to the client or any other party resulting from the performance or non-performance of the service, whether under contract law, tort law or otherwise, is limited by law.

CSH Consulting Pty Ltd reports are not to be reproduced or reviewed except in full. All reports are prepared for a particular client's objective, and therefore should not be used by any third party as a basis for future decision-making.

The Executive Summary must not be read in isolation, but should be read in conjunction with all sections of this report.

8. Appendix A – Groundwater bore Work Summary data

WaterNSW

Work Summary

GW020948

Licence:	Licence Status:
	Authorised Purpose(s): Intended Purpose(s): NOT KNOWN
Work Type: Bore	
Work Status:	
Construct.Method: Cable Tool	
Owner Type: Private	
Commenced Date:	Final Depth: 14.80 m
Completion Date: 01/10/1954	Drilled Depth: 14.80 m
Contractor Name: (None)	
Driller:	
Assistant Driller:	
Property:	Standing Water Level (m):
GWMA:	Salinity Description:
GW Zone:	Yield (L/s):

Site Details

Site Chosen By:			
	County Form A: ARGYLE Licensed:	Parish NARRANGARRIL	Cadastre 3
Region: 10 - Sydney South Coast	CMA Map: 8828-4S		
River Basin: 212 - HAWKESBURY RIVER Area/District:	Grid Zone:	Scale:	
Elevation: 0.00 m (A.H.D.) Elevation (Unknown) Source:	Northing: 6156000.000 Easting: 749633.000	Latitude: 34°42'27.4"S Longitude: 149°43'32.3"E	
GS Map: -	MGA Zone: 55	Coordinate Source: PR.,ACC.MAP	

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	3.96	3.96	Granite	Granite	
3.96	13.11	9.15	Granite Decomposed	Granite	
13.11	14.78	1.67	Granite Very Hard	Granite	

*** End of GW020948 ***

Warning To Clients: This raw data has been supplied to the WaterNSW by drillers, licensees and other sources. WaterNSW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

WaterNSW

Work Summary

GW049949

Licence:

Licence Status:

Authorised Purpose(s):
Intended Purpose(s): GENERAL USE

Work Type: Bore open thru rock

Work Status:

Construct.Method: Rotary Air

Owner Type: Private

Commenced Date:
Completion Date: 01/04/1979

Final Depth: 68.60 m
Drilled Depth: 68.60 m

Contractor Name: (None)

Driller:

Assistant Driller:

Property:

Standing Water Level (m):
Salinity Description: Good
Yield (L/s):

GWMA:
GW Zone:

Site Details

Site Chosen By:

County
Form A: ARGYLE
Licensed:

Parish
NARRANGARRIL

Cadastre
L3 DP479 (3)

Region: 10 - Sydney South Coast

CMA Map: 8828-4S

River Basin: 212 - HAWKESBURY RIVER
Area/District:

Grid Zone:

Scale:

Elevation: 0.00 m (A.H.D.)
Elevation (Unknown)
Source:

Northing: 6155570.000
Easting: 750691.000

Latitude: 34°42'40.4"S
Longitude: 149°44'14.3"E

GS Map: -

MGA Zone: 55

Coordinate Source: GD.,ACC.MAP

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Casing	Welded Steel	-0.30	4.30	165			Driven into Hole

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
5.20	5.50	0.30	Fractured	3.00		0.12			

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.30	0.30	Topsoil	Topsoil	
0.30	1.50	1.20	Clay	Clay	
1.50	4.30	2.80	Granite Decomposed	Granite	
4.30	68.60	64.30	Granite Water Supply	Granite	

***** End of GW049949 *****

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

WaterNSW

Work Summary

GW100566

Licence:	Licence Status:
Authorised Purpose(s): Intended Purpose(s): STOCK, DOMESTIC	
Work Type: Bore	
Work Status: Abandoned	
Construct.Method: Rotary Air	
Owner Type: Private	
Commenced Date:	Final Depth: 30.00 m
Completion Date: 30/04/1997	Drilled Depth: 30.00 m
Contractor Name: WINDLEY'S WATER WELLS PTY LTD	
Driller: Phillip Arthur Windley	
Assistant Driller:	
Property:	Standing Water Level (m):
GWMA:	Salinity Description:
GW Zone:	Yield (L/s):

Site Details

Site Chosen By:	County Form A: ARGYLE Licensed:	Parish NARRANGARRIL	Cadastre 3//569505
Region: 10 - Sydney South Coast	CMA Map:		
River Basin: - Unknown	Grid Zone:	Scale:	
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6155365.000	Latitude: 34°42'46.9"S	
Elevation Source: Unknown	Easting: 750839.000	Longitude: 149°44'20.3"E	
GS Map: -	MGA Zone: 55	Coordinate Source: Unknown	

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	6.00	180			Rotary Air
1		Hole	Hole	6.00	30.00	160			Rotary Air

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.50	0.50	SOIL	Soil	
0.50	2.00	1.50	CLAY	Clay	
2.00	3.00	1.00	DECOMPOSED GRANITE	Granite	
3.00	4.00	1.00	CLAY	Clay	
4.00	5.00	1.00	DECOMPOSED GRANITE	Granite	
5.00	30.00	25.00	GRANITE	Granite	

Remarks

30/04/1997: Form A Remarks:
NO WATER.

16/01/2013: Nat Carling, 16-Jan-2013; Added rock type codes to driller's log & added missing information (based on existing data).

***** End of GW100566 *****

Warning To Clients: This raw data has been supplied to the WaterNSW by drillers, licensees and other sources. WaterNSW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

WaterNSW

Work Summary

GW101119

Licence: 10WA116026	Licence Status: CURRENT
Authorised Purpose(s): RECREATION (GROUNDWATER) Intended Purpose(s): RECREATION (GROU	
Work Type: Bore	
Work Status: Supply Obtained	
Construct.Method: Rotary Air	
Owner Type: Private	
Commenced Date:	Final Depth: 62.50 m
Completion Date: 05/03/1997	Drilled Depth: 62.50 m
Contractor Name: Watermin Drillers Pty Ltd	
Driller: Allan Ross Jones	
Assistant Driller:	
Property: BRADFORDVILLE PUBLIC SCHOOL 10-30 Hampden St GOULBURN 2580 NSW	Standing Water Level (m):
GWMA: - GW Zone: -	Salinity Description: Yield (L/s):

Site Details

Site Chosen By:	County Form A: ARGYLE Licensed: ARGYLE	Parish NARRANGARRIL NARRANGARRIL	Cadastre 9//10309 Whole Lot 9//10309
Region: 10 - Sydney South Coast	CMA Map:	Scale:	
River Basin: - Unknown Area/District:	Grid Zone:		
Elevation: 0.00 m (A.H.D.) Elevation Source: Unknown	Northing: 6154172.000 Easting: 750837.000	Latitude: 34°43'25.6"S Longitude: 149°44'21.5"E	
GS Map: -	MGA Zone: 55	Coordinate Source: Unknown	

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel
Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	62.50	165			Rotary Air
1	1	Casing	Steel	-0.30	19.80	165	155		Driven into Hole, Welded

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
36.60	36.90	0.30	Unknown	25.90			36.90		
56.40	56.70	0.30	Unknown	25.90		0.25	56.70		

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.30	0.30	Topsoil	Topsoil	
0.30	19.80	19.50	Soft shale	Shale	
19.80	62.50	42.70	Granite	Granite	

Remarks

03/04/2001: PREVIOUS LIC NO: 10BL157934.

16/01/2013: Nat Carling, 16-Jan-2013; Added rock type codes to driller's log & added missing information (based on existing data).

***** End of GW101119 *****

Warning To Clients: This raw data has been supplied to the WaterNSW by drillers, licensees and other sources. WaterNSW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

WaterNSW

Work Summary

GW101524

Licence: 10WA115209	Licence Status: CURRENT
Authorised Purpose(s): STOCK,DOMESTIC Intended Purpose(s): STOCK, DOMESTIC	
Work Type: Bore	
Work Status:	
Construct.Method:	
Owner Type: Private	
Commenced Date:	Final Depth: 13.40 m
Completion Date: 01/01/1944	Drilled Depth:
Contractor Name:	
Driller:	
Assistant Driller:	
Property: GILDEA 509 Middle Arm Rd GOULBURN 2580 NSW	Standing Water Level 4.270 (m):
GWMA: -	Salinity Description:
GW Zone: -	Yield (L/s):

Site Details

Site Chosen By:	County	Parish	Cadastre
	Form A:	UNKNOWN	
	Licensed: ARGYLE	NARRANGARRIL	Whole Lot 1//916825
Region: 10 - Sydney South Coast	CMA Map:		
River Basin: - Unknown	Grid Zone:	Scale:	
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6155309.000	Latitude: 34°42'49.4"S	
Elevation Source: Unknown	Easting: 750073.000	Longitude: 149°43'50.3"E	
GS Map: -	MGA Zone: 55	Coordinate Source: GIS - Geogra	

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel
Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	13.40	152			(Unknown)
1	1	Casing	Steel	0.00	13.40	152			

Remarks

01/01/1944: Form A Remarks:
LITTLE DETAIL.
MAX PUMPED = 200 GALLS PER HOUR

Warning To Clients: This raw data has been supplied to the WaterNSW by drillers, licensees and other sources. WaterNSW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

WaterNSW

Work Summary

GW102245

Licence: 10WA115066

Licence Status: CURRENT

Authorised Purpose(s): STOCK,DOMESTIC

Intended Purpose(s): STOCK, DOMESTIC

Work Type: Bore

Work Status: Supply Obtained

Construct.Method: Rotary Air

Owner Type: Private

Commenced Date:

Completion Date: 29/11/1990

Final Depth: 25.00 m

Drilled Depth: 25.00 m

Contractor Name: Watermin Drillers Pty Ltd

Driller: Angelo Agrafiotis

Assistant Driller:

Property: ALIFFI 154 Middle Arm Rd
GOULBURN 2580 NSW

Standing Water Level 23.000 (m):

Salinity Description: Fair

Yield (L/s): 1.660

GWMA: -

GW Zone: -

Site Details

Site Chosen By:

County

Parish

Cadastre

Form A: ARGYLE

NARRANGARRIL

2//243595

Licensed: ARGYLE

NARRANGARRIL

Whole Lot 2//243595

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

Elevation: 0.00 m (A.H.D.)

Northing: 6156268.000

Latitude: 34°42'17.9"S

Elevation Source: Unknown

Easting: 750500.000

Longitude: 149°44'06.0"E

GS Map: -

MGA Zone: 55

Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	5.00	165			Rotary Air
1		Hole	Hole	5.00	25.00	165			Percussion
1	1	Casing	Steel	-0.30	18.70	165	164		Driven into Hole

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
21.00	22.00	1.00	Unknown	23.00		1.03	22.00		
25.00	26.00	1.00	Unknown	23.00		0.63	26.00		

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.00	1.00	TOP SOIL	Topsoil	
1.00	5.00	4.00	CLAY	Clay	
5.00	18.00	13.00	GRANITE, DECOMPOSED	Granite	
18.00	25.00	7.00	GRANITE	Granite	

***** End of GW102245 *****

Warning To Clients: This raw data has been supplied to the WaterNSW by drillers, licensees and other sources. WaterNSW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

WaterNSW

Work Summary

GW105264

Licence: 10WA115399	Licence Status: CURRENT
Authorised Purpose(s): DOMESTIC,STOCK Intended Purpose(s): STOCK, DOMESTIC	
Work Type: Bore	
Work Status: Supply Obtained	
Construct.Method:	
Owner Type: Private	
Commenced Date:	Final Depth: 37.00 m
Completion Date: 30/03/2003	Drilled Depth: 37.00 m
Contractor Name: Watermin Drillers Pty Ltd	
Driller: Allan Ross Jones	
Assistant Driller:	
Property: BLANDFORD 100 Middle Arm Rd GOULBURN 2580 NSW	Standing Water Level 13.000 (m):
GWMA: -	Salinity Description:
GW Zone: -	Yield (L/s): 0.190

Site Details

Site Chosen By:	County Form A: ARGYLE Licensed: ARGYLE	Parish NARRANGARRIL NARRANGARRIL	Cadastre A 357487 Whole Lot A//357487
Region: 10 - Sydney South Coast	CMA Map: 8828-4S		
River Basin: 212 - HAWKESBURY RIVER Area/District:	Grid Zone:	Scale:	
Elevation: 0.00 m (A.H.D.) Elevation (Unknown) Source:	Northing: 6155902.000 Easting: 750270.000	Latitude: 34°42'30.0"S Longitude: 149°43'57.4"E	
GS Map: -	MGA Zone: 55	Coordinate Source: Unknown	

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel
Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	18.00	150			Rotary Air
1		Hole	Hole	18.00	37.00	150			Down Hole Hammer
1		Annulus	Waterworn/Rounded	5.00	7.00				Graded
1	1	Casing	Pvc Class 9	-0.50	18.00	150			Driven into Hole, Glued
1	1	Opening	Slots - Horizontal	13.00	18.00	150		0	PVC Class 9, SL: 60.0mm, A: 2.00mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
18.00	19.00	1.00	Unknown	13.00					
30.00	31.00	1.00	Unknown	13.00					

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.00	1.00	TOPSOIL/CLAY	Topsoil	

1.00	18.00	17.00	DECOMPOSED GRANITE	Invalid Code	
18.00	37.00	19.00	GRANITE	Granite	

*** End of GW105264 ***

Warning To Clients: This raw data has been supplied to the WaterNSW by drillers, licensees and other sources. WaterNSW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

WaterNSW

Work Summary

GW107152

Licence: 10WA115569

Licence Status: CURRENT

Authorised Purpose(s): STOCK,DOMESTIC

Intended Purpose(s): STOCK, DOMESTIC

Work Type: Bore

Work Status: Supply Obtained

Construct.Method: Rotary Air

Owner Type: Private

Commenced Date:

Completion Date: 03/04/2005

Final Depth: 72.00 m

Drilled Depth: 72.00 m

Contractor Name: Watermin Drillers Pty Ltd

Driller: Allan Ross Jones

Assistant Driller:

Property: AVONLEA 118 Middle Arm Rd
GOULBURN 2580 NSW

Standing Water Level (m):

GWMA: -

Salinity Description:

GW Zone: -

Yield (L/s): 0.126

Site Details

Site Chosen By:

County

Form A: ARGYLE

Licensed: ARGYLE

Parish

NARRANGARRIL

NARRANGARRIL

Cadastre

1 919845

Whole Lot 1//919845

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Area/District:

Scale:

Elevation: 0.00 m (A.H.D.)

Northing: 6154701.000

Elevation Source: Unknown

Easting: 750003.000

Latitude: 34°43'09.2"S

Longitude: 149°43'48.2"E

GS Map: -

MGA Zone: 55

Coordinate Source: GIS - Geogra

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	32.00	139			Rotary Air
1		Hole	Hole	32.00	72.00	0			Unknown
1	1	Casing	Pvc Class 9	-0.30	32.00	125			Driven into Hole, Glued

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
52.00	53.00	1.00	Unknown			0.13			

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.00	1.00	topsoil	Topsoil	
1.00	5.00	4.00	clay	Clay	
5.00	32.00	27.00	granite, soft	Granite	
32.00	72.00	40.00	granite	Granite	

Remarks

19/03/2010: updated from original form A

*** End of GW107152 ***

Warning To Clients: This raw data has been supplied to the WaterNSW by drillers, licensees and other sources. WaterNSW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

WaterNSW

Work Summary

GW107193

Licence: 10WA115529

Licence Status: CURRENT

Authorised Purpose(s): DOMESTIC

Intended Purpose(s): DOMESTIC

Work Type: Bore

Work Status: Supply Obtained

Construct.Method: Down Hole Hamm

Owner Type: Private

Commenced Date:

Completion Date: 22/04/2005

Final Depth: 78.00 m

Drilled Depth: 78.00 m

Contractor Name: Bungendore Water Bores

Driller: Daniel Robert Hill

Assistant Driller:

Property: BOWERMAN 21 Dewhirst St
GOULBURN 2580 NSW

Standing Water Level 12.000 (m):

Salinity Description:

Yield (L/s): 2.250

GWMA: -

GW Zone: -

Site Details

Site Chosen By:

County

Form A: ARGYLE

Licensed: ARGYLE

Parish

GOULBURN

GOULBURN

Cadastre

68 10309

Whole Lot 68//10309

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Scale:

Area/District:

Elevation: 0.00 m (A.H.D.)

Elevation Source: Unknown

Northing: 6154908.000

Easting: 751626.000

Latitude: 34°43'01.0"S

Longitude: 149°44'51.7"E

GS Map: -

MGA Zone: 55

Coordinate Source: GIS - Geogra

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	78.00	200			Down Hole Hammer
1		Annulus	Waterworn/Rounded	0.00	78.00	1			Graded
1	1	Casing	Pvc Class 9	0.00	78.00	160			Seated on Bottom, Screwed and Glued
1	1	Opening	Slots - Vertical	54.00	78.00	160		0	Sawn, PVC Class 9, Screwed and Glued, SL: 120.0mm, A: 2.00mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
58.00	60.00	2.00	Unknown	12.00		0.13		00:15:00	
65.00	66.00	1.00	Unknown	12.00		0.19		00:15:00	
67.00	70.00	3.00	Unknown	12.00		1.94		01:30:00	

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	3.00	3.00	soil, brown clay	Soil	

3.00	23.00	20.00	volcanic, brown weathered	Volcanic	
23.00	50.00	27.00	volcanic, weathered grey	Volcanic	
50.00	78.00	28.00	volcanic, grey black pink	Volcanic	

Remarks

23/03/2010: updated from original form A

*** End of GW107193 ***

Warning To Clients: This raw data has been supplied to the WaterNSW by drillers, licensees and other sources. WaterNSW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

WaterNSW

Work Summary

GW107224

Licence: 10WA115555	Licence Status: CURRENT
Authorised Purpose(s): STOCK,DOMESTIC Intended Purpose(s): DOMESTIC	
Work Type: Bore	
Work Status: Supply Obtained	
Construct.Method: Down Hole Hamm	
Owner Type: Private	
Commenced Date:	Final Depth: 72.00 m
Completion Date: 28/02/2005	Drilled Depth: 72.00 m
Contractor Name: Bungendore Water Bores	
Driller: Daniel Robert Hill	
Assistant Driller:	
Property: AMISFIELD 82 Middle Arm Rd GOULBURN 2580 NSW	Standing Water Level 10.000 (m):
GWMA: -	Salinity Description:
GW Zone: -	Yield (L/s): 0.500

Site Details

Site Chosen By:	County	Parish	Cadastre
	Form A: ARGYLE	NARRANGARRIL	1 921213
	Licensed: ARGYLE	NARRANGARRIL	Whole Lot 1//921213
Region: 10 - Sydney South Coast	CMA Map:		
River Basin: - Unknown	Grid Zone:	Scale:	
Area/District:			
Elevation: 0.00 m (A.H.D.)	Northing: 6154465.000	Latitude: 34°43'16.8"S	
Elevation Source: Unknown	Easting: 749966.000	Longitude: 149°43'47.0"E	
GS Map: -	MGA Zone: 55	Coordinate Source: GIS - Geogra	

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	72.00	200			Down Hole Hammer
1		Annulus	Waterworn/Rounded	0.00	72.00	1			Graded
1	1	Casing	Pvc Class 9	0.00	72.00	160			Seated on Bottom, Screwed and Glued
1	1	Opening	Slots - Vertical	18.00	66.00	160		0	PVC Class 9, SL: 150.0mm, A: 2.00mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
19.00	23.00	4.00	Unknown	10.00		0.19		00:30:00	
63.00	65.00	2.00	Unknown	10.00		0.31		01:30:00	

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	3.00	3.00	loamy soil	Loam	
3.00	20.00	17.00	volcanic, weathered	Volcanic	
20.00	72.00	52.00	volcanic	Volcanic	

Remarks

24/03/2010: updated from original form A

***** End of GW107224 *****

Warning To Clients: This raw data has been supplied to the WaterNSW by drillers, licensees and other sources. WaterNSW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

WaterNSW

Work Summary

GW107893

Licence: 10WA115636	Licence Status: CURRENT
	Authorised Purpose(s): DOMESTIC
	Intended Purpose(s): DOMESTIC
Work Type: Bore	
Work Status: Supply Obtained	
Construct.Method: Down Hole Hamm	
Owner Type: Private	
Commenced Date:	Final Depth: 85.00 m
Completion Date: 23/02/2006	Drilled Depth: 85.00 m
Contractor Name: Bungendore Water Bores	
Driller: Daniel Robert Hill	
Assistant Driller:	
Property: BURROWS 23 Dewhurst St	Standing Water Level 9.000
GOULBURN 2580 NSW	(m):
GWMA: -	Salinity Description:
GW Zone: -	Yield (L/s): 0.375

Site Details

Site Chosen By:			
		County	Parish
		Form A: ARGYLE	NARRANGARRIL
		Licensed: ARGYLE	NARRANGARRIL
			Cadastre
			69 10309
			Whole Lot 69//10309
Region: 10 - Sydney South Coast			
River Basin: - Unknown			
Area/District:			
		CMA Map:	
		Grid Zone:	Scale:
Elevation: 0.00 m (A.H.D.)		Northing: 6154899.000	Latitude: 34°43'01.3"S
Elevation Source: Unknown		Easting: 751665.000	Longitude: 149°44'53.2"E
GS Map: -		MGA Zone: 55	Coordinate Source: GIS - Geogra

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	85.00	200			Down Hole Hammer
1		Annulus	Waterworn/Rounded	0.00	85.00				Graded
1	1	Casing	Pvc Class 9	0.00	85.00	160			Seated on Bottom, Screwed and Glued
1	1	Opening	Slots - Vertical	38.00	85.00	160		0	Sawn, PVC Class 9, SL: 120.0mm, A: 2.00mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
40.00	42.00	2.00	Unknown	9.00		0.13		00:15:00	
52.00	54.00	2.00	Unknown	9.00		0.19		00:15:00	
66.00	78.00	12.00	Unknown	9.00		0.06		01:30:00	

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	4.00	4.00	soil, sticky clay	Soil	

4.00	14.00	10.00	volcanic, soft brown	Volcanic	
14.00	48.00	34.00	volcanic, soft grey	Volcanic	
48.00	85.00	37.00	volcanic, black grey	Volcanic	

Remarks

21/04/2010: updated from original form A

*** End of GW107893 ***

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WaterNSW

Work Summary

GW109493

Licence: 10WA115758	Licence Status: CURRENT
Authorised Purpose(s): STOCK,DOMESTIC Intended Purpose(s): STOCK, DOMESTIC	
Work Type: Bore	
Work Status:	
Construct.Method: Down Hole Hamm	
Owner Type: Private	
Commenced Date:	Final Depth: 66.00 m
Completion Date: 09/10/2008	Drilled Depth: 66.00 m
Contractor Name: Bungendore Water Bores	
Driller: Daniel Robert Hill	
Assistant Driller:	
Property: ARTHURS VIEW 153 Middle Arm Rd GOULBURN 2580 NSW	Standing Water Level 15.000 (m):
GWMA: -	Salinity Description:
GW Zone: -	Yield (L/s): 0.100

Site Details

Site Chosen By:	County Form A: ARGYLE Licensed: ARGYLE	Parish NARRANGARRIL NARRANGARRIL	Cadastre 5//1020257 Whole Lot 5//1020257
Region: 10 - Sydney South Coast	CMA Map:		
River Basin: - Unknown Area/District:	Grid Zone:	Scale:	
Elevation: 0.00 m (A.H.D.) Elevation Source: Unknown	Northing: 6156172.000 Easting: 749885.000	Latitude: 34°42'21.6"S Longitude: 149°43'42.0"E	
GS Map: -	MGA Zone: 55	Coordinate Source: Unknown	

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel
Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	60.00	200			Down Hole Hammer
1	1	Casing	Pvc Class 9	-0.40	66.00	160			Seated on Bottom, Screwed
1	1	Opening	Slots - Vertical	18.00	60.00	160		0	Slotted On Site, PVC Class 9, SL: 120.0mm, A: 2.00mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
22.00	25.00	3.00	Unknown	15.00		0.13			
48.00	55.00	7.00	Unknown	15.00		0.10		01:00:00	

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	3.00	3.00	SOIL, BROWN CLAY	Soil	
3.00	18.00	15.00	LIGHT BROWN SOFT GRANITE	Granite	
18.00	66.00	48.00	BLACK PINK GRANITE VOLCANIC	Granite	

***** End of GW109493 *****

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WaterNSW

Work Summary

GW115939

Licence: 10WA122484	Licence Status: CURRENT
Authorised Purpose(s): STOCK,DOMESTIC Intended Purpose(s): STOCK, DOMESTIC	
Work Type: Bore	
Work Status: Supply Obtained	
Construct.Method:	
Owner Type: Private	
Commenced Date:	Final Depth: 90.00 m
Completion Date: 02/05/2018	Drilled Depth:
Contractor Name: Bungendore Water Bores	
Driller: Daniel Robert Hill	
Assistant Driller: Gerrard Hill	
Property: Avalon 42 Middle Arm Road GOULBURN 2580	Standing Water Level 40.000 (m):
GWMA: -	Salinity Description:
GW Zone: -	Yield (L/s): 3.000

Site Details

Site Chosen By: Driller		
County	Parish	Cadastre
Form A: ARGYLE	NARRANGARRIL	3//569505
Licensed: ARGYLE	NARRANGARRIL	Whole Lot 3//569505
Region: - (Not set)	CMA Map:	
River Basin: - Unknown	Grid Zone:	Scale:
Area/District:		
Elevation: 0.00 m (A.H.D.)	Northing: 6154400.000	Latitude: 34°42'32.0"S
Elevation Source: Unknown	Easting: 201385.000	Longitude: 149°44'22.9"E
GS Map: -	MGA Zone: 56	Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Annulus	(Not Set)	0.00	3.00				
1	1	Casing	Pvc Class 9	-0.40	90.00	160	147		Seated on Bottom, Screwed and Glued
1	1	Opening	Slots - Vertical	72.00	90.00	160	147	0	Casing - Hand Sawn Slot, Screwed and Glued, SL: 120.0mm, A: 2.00mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
75.00	78.00	3.00	Unknown	40.00		0.63		00:00:30	
81.00	83.00	2.00	Unknown	40.00		2.38		00:01:30	

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.00	1.00	Clay, Yellow	Clay	
1.00	35.00	34.00	Shale, Yellow	Shale	
35.00	78.00	43.00	Shale, Grey	Shale	

Remarks

02/05/2018: Entered by S.Butler 23/05/2019

*** End of GW115939 ***

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9. Appendix B – Title Search



LAND
REGISTRY
SERVICES

Title Search

InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2/569505

SEARCH DATE	TIME	EDITION NO	DATE
8/2/2022	10:47 AM	5	9/9/2018

LAND

LOT 2 IN DEPOSITED PLAN 569505
AT KENMORE
LOCAL GOVERNMENT AREA GOULBURN MULWAREE
PARISH OF NARRANGARRIL COUNTY OF ARGYLE
TITLE DIAGRAM DP569505

FIRST SCHEDULE

SIMON GEOFFREY CROKER
VIRGINIA HELEN CROKER
AS JOINT TENANTS

(T AI354609)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP569505 RIGHT OF CARRIAGEWAY AFFECTING THE PART(S) SHOWN SO
BURDENED IN THE TITLE DIAGRAM
- 3 Q147076 EASEMENT AFFECTING PART OF THE LAND WITHIN
DESCRIBED SHOWN AS PIPELINE EASEMENT 24.385 WIDE IN
DP499002, SHEET 92, FREED FROM ALL OTHER INTERESTS
0335764 EASEMENT VESTED IN THE COMMONWEALTH OF
AUSTRALIA AND EAST-AUSTRALIAN PIPELINE LIMITED
- 4 AI354610 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

993399

PRINTED ON 8/2/2022

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

10. Appendix C – Section 10.7 Planning Certificate



Goulburn Mulwaree Council
Locked Bag 22
Goulburn NSW 2580

Civic Centre
184 - 194 Bourke Street
Goulburn NSW 2580
t (02) 4823 4444
e council@goulburn.nsw.gov.au
www.goulburn.nsw.gov.au

Contact: Planning & Environment

InfoTrack Pty Limited
GPO Box 4029
SYDNEY NSW 2001

SECTION 10.7 (2) PLANNING CERTIFICATE
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Receipt No.: 346448
Applicant's Reference: 153668
Certificate No: PLAN/1021/2122

DESCRIPTION OF PROPERTY

Address: 44 Middle Arm Road MIDDLE ARM NSW 2580
Legal Description: Lot 2 DP 569505

1 Names of relevant planning instruments and DCP's

- (1) The name of each environmental planning instrument that applies to the development on the land.

State Environmental Planning Policies (SEPP)

SEPP No. 33 – Hazardous and Offensive Development	SEPP (Building Sustainability Index: BASIX) 2004
SEPP No. 50 – Canal Estate Development	SEPP (State Significant Precincts) 2005
SEPP No. 55 – Remediation of Land	SEPP (Infrastructure) 2007
SEPP No. 64 – Advertising and Signage	SEPP (Mining, Petroleum Production and Extractive Industries) 2007
SEPP No. 65 - Design Quality of Residential Apartment Development	SEPP (Exempt and Complying Development Codes) 2008
SEPP (State & Regional Development) 2011	SEPP (Educational Establishments and Child Care Facilities) 2017
SEPP (Concurrences and Consents) 2018	SEPP (Primary Production and Rural Development) 2019
SEPP (Koala Habitat Protection) 2021	SEPP (Koala Habitat Protection) 2020
SEPP (Housing) 2021	SEPP (Sydney Drinking Water Catchment) 2011

Local Environmental Plan (LEP)

Goulburn Mulwaree Local Environmental Plan 2009

- (2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public

SECTION 10.7 (2) PLANNING CERTIFICATE PLAN/1021/2122

exhibition under the Act (unless Secretary has notified the Council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

<p>Draft Amendments to the Goulburn Mulwaree Local Environmental Plan 2009</p> <p><i>Draft Goulburn Mulwaree Local Environmental Plan 2009 (Additional Uses Planning Proposal)</i></p> <ul style="list-style-type: none"> This amendment only affects Lot 2, DP 1053945 (14 George Street, Marulan), Lot 3, DP 1053945 (16 George Street, Marulan) and part of Lot 1, DP 706477 (159 Rifle Range Road, Goulburn) <p><i>Draft Goulburn Mulwaree Local Environmental Plan 2009 (Teneriffe Planning Proposal)</i></p> <ul style="list-style-type: none"> This amendment only affects Lot 184, DP 1250044 (Marys Mount Road, Goulburn)
<p>Draft State Environmental Planning Policies (SEPP's)</p> <p><i>Draft Environment SEPP</i></p> <p><i>ISEPP – Amendment – Health Infrastructure</i></p> <p><i>Explanation of Intended Effect – Design and Place SEPP</i></p> <p><i>Explanation of Intended Effect – Agri-tourism and small scale agriculture development</i></p> <p><i>Explanation of Intended Effect – Remediation of Land SEPP</i></p> <p><i>Explanation of Intended Effect – Proposed amendments to clause 4.6 of the Standard Instrument LEP</i></p> <p><i>Employment Zones Reform (includes a draft amendment to the Standard Instrument Principal Local Environmental Plan (2006) (SI LEP))</i></p> <p><i>Explanation of Intended Effect - Cemeteries as State Significant Development (State and Regional Development SEPP Amendment)</i></p> <p><i>Explanation of Intended Effect - Amendment to State Environmental Planning Policy (Infrastructure) 2007 and related amendment to State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017</i></p> <p><i>Explanation of Intended Effect – State Environmental Planning policy (Infrastructure) 2007 – Proposed amendment - landscape rehydration infrastructure</i></p> <p>For further information please visit the Planning NSW and NSW Planning Portal web sites: https://www.planning.nsw.gov.au/Policy-and-Legislation/State-Environmental-Planning-Policies-Review https://www.planningportal.nsw.gov.au/exhibition</p>

- (3) The name of each development control plan that applies to the carrying out of development on the land.

Goulburn Mulwaree Development Control Plan 2009

- (4) In this clause, proposed environmental planning instruments includes a planning proposal for a LEP or a draft environmental planning instrument.

2 Zoning and land use under relevant LEP's

- (a) The identity of the zone is RU6 Transition
under the *Goulburn Mulwaree Local Environmental Plan 2009*.
- (b) The purposes for which the plan or instrument provides that development may be carried out within the zone without the need for development consent.
- (c) The purposes for which the plan or instrument provides that development may not be carried out within the zone except with development consent.
- (d) The purposes for which the plan or instrument provides that development is prohibited within the zone.

The answers for parts (b) to (d) are set out in the land use table below:

Zone RU6 Transition

1 Objectives of zone

- To protect and maintain land that provides a transition between rural and other land uses of varying intensities or environmental sensitivities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

2 Permitted without consent

Environmental facilities; Environmental protection works; Extensive agriculture; Home occupations; Roads.

3 Permitted with consent

Backpackers' accommodation; Bed and breakfast accommodation; Cellar door premises; Dwelling houses; Farm stay accommodation; Home industries; Kiosks; Landscaping material supplies; Markets; Oyster aquaculture; Plant nurseries; Roadside stalls; Rural supplies; Tank-based aquaculture; Timber yards; Any other development not specified in item 2 or 4.

4 Prohibited

Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Attached dwellings; Boat building and repair facilities; Business premises; Camping grounds; Caravan parks; Crematoria; Dual occupancies; Electricity generating works; Exhibition homes; Exhibition villages; Group homes; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Intensive livestock agriculture; Intensive plant agriculture; Livestock processing industries; Marinas; Mooring pens; Mortuaries; Multi dwelling housing; Passenger transport facilities; Pond-based aquaculture Recreation facilities (major); Registered clubs; Residential flat buildings; Restricted premises; Retail premises; Rural workers' dwellings; Sawmill or log processing works; Semi-detached dwellings; Seniors housing; Service stations; Sex services premises; Shop top housing; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Wharf or boating facilities; Wholesale supplies.

- (e) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed.

Yes.

There is a minimum allotment size of 20ha for the erection of a dwelling in certain rural and conservation zones pursuant to Part 4 of the *Goulburn Mulwaree Local Environmental Plan 2009*.

If you are unsure about the application of Part 4 for the erection of a dwelling under the *Goulburn Mulwaree Local Environmental Plan 2009*, you can contact Council at council@goulburn.nsw.gov.au. An application form for a dwelling entitlement report can be found on Council's website.

- (f) Whether the land includes or comprises critical habitat.

No. The land does not include or comprise critical habitat.

- (g) Whether the land is located in a heritage conservation area.

The land is not within a heritage conservation area.

- (h) Whether an item of environmental heritage is situated on the land.

An item of environmental heritage is not situated on the land.

2A Zoning and land use under *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*

Not applicable to the Goulburn Mulwaree Local Government Area.

3 Complying development

Whether or not the land to which the certificate relates is land on which complying development may be carried out under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*?

SECTION 10.7 (2) PLANNING CERTIFICATE PLAN/1021/2122

Housing Code

No. Complying development under the Housing Code cannot be undertaken on the land due to the zoning of the land.

Low Rise Housing Diversity Code

No. Complying development under the Low Rise Housing Diversity Code cannot be undertaken on the land due to the zoning of the land.

Greenfield Housing Code

No. Complying development under the Greenfield Housing Code cannot be undertaken on the land due to the land not being within a Greenfield Housing Code Area Map under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Inland Code

No. Complying development under the Inland Code cannot be carried out on the land because the land is affected by the following exclusions:

The land is identified as environmentally sensitive land.

Note: The Biodiversity Value Map & Threshold Tool potentially applies to the land, refer to the provisions of the *Biodiversity Conservation Act 2016*.

The land is unsewered land to which *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011* applies (if the development will result in an increase to the number of bedrooms on the site or a site disturbance area of more than 250m²).

Rural Housing Code

No. Complying development under the Rural Housing Code cannot be carried out on the land because the land is affected by the following exclusions:

The Inland Code applies to the land.

The land is identified as environmentally sensitive land.

Note: The Biodiversity Value Map & Threshold Tool potentially applies to the land, refer to the provisions of the *Biodiversity Conservation Act 2016*.

The land is unsewered land to which *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011* applies (if the development will result in an increase to the number of bedrooms on the site or a site disturbance area of more than 250m²).

Housing Alterations Code

No. Complying development under the Housing Alterations Code cannot be carried out on the land because the land is affected by the following exclusions:

The land is unsewered land to which *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011* applies (if the development will result in an increase to the number of bedrooms on the site or a site disturbance area of more than 250m²).

General Development Code

No. Complying development under the General Development Code cannot be carried out on the land because the land is affected by the following exclusions:

The land is unsewered land to which *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011* applies (if the development will result in an increase to the number of bedrooms on the site or a site disturbance area of more than 250m²).

Commercial and Industrial Alterations Code

Yes. Complying development under the Commercial and Industrial Alterations Code can be carried out on the land.

Commercial and Industrial (New Buildings and Additions) Code

SECTION 10.7 (2) PLANNING CERTIFICATE PLAN/1021/2122

No. Complying development under the Commercial and Industrial (New Buildings and Additions) Code cannot be carried out on the land due to the zoning of the land.

Container Recycling Facilities Code

No. Complying development under the Container Recycling Facilities Code cannot be undertaken on the land due to the zoning of the land.

Note: Complying development can be carried out on any other land under this code, if the conditions of s 5B.2(2) of the *State Environmental Planning Policy (Exempt and Complying Codes) 2008* are satisfied.

Subdivisions Code

Yes. Complying development under the Subdivisions Code can be carried out on the land.

Demolition Code

Yes. Complying development under the Demolition Code can be carried out on the land.

Fire Safety Code

Yes. Complying development under the Fire Safety Code can be carried out on the land.

Note. If the land is a lot to which the Housing Code, Rural Housing Code, Housing Alterations Code, General Development Code, Commercial and Industrial Alterations Code or Commercial and Industrial (New Buildings and Additions) Code (within the meaning of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* applies, complying development may be carried out on any part of the lot that is not affected by the provisions of Clause 1.19 of that Policy.

4B Annual charges under *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works

Not applicable to the Goulburn Mulwaree Local Government Area.

5 Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of Section 15 of the *Mine Subsidence Compensation Act 1961*.

No.

6 Road widening and road realignment

Whether or not the land is affected by Road widening or road realignment under:

- (a) Division 2 of Part 3 of the *Roads Act 1993*; or
- (b) any environmental planning instrument; or
- (c) any resolution of the Council.

No.

7 Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by Policy:

- (a) adopted by the council, or
- (b) adopted by any other public authority,

that restricts development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)?

Yes. All of the land is bush fire prone land. Additional controls apply in the *Goulburn Mulwaree Development Control Plan 2009*.

7A Flood related development controls

- (1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

No.

Note: This land is outside the flood planning area referred to in one or more of the following documents.

- *Wollondilly and Mulwaree Rivers Flood Study 2003*
- *Wollondilly and Mulwaree Rivers Flood Study 2016*

You should make your own enquiries as to the potential for periodic inundation and flooding events.

- (2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

No.

Note: This land is outside the flood planning area referred to in one or more of the following documents.

- *Wollondilly and Mulwaree Rivers Flood Study 2003*
- *Wollondilly and Mulwaree Rivers Flood Study 2016*

You should make your own enquiries as to the potential for periodic inundation and flooding events.

- (3) In this clause –

Flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the *Floodplain Development Manual* (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.

Probable maximum flood has the same meaning as in the Floodplain Development Manual.

8 Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument makes provision in relation to the acquisition of the land by a public authority, as referred to in Section 3.15 of the Act?

No.

9 Contribution plans

The name of each contributions plan applying to the land.

Goulburn Mulwaree Local Infrastructure Contributions Plan 2021

The land may be affected by any of the following plans under Section 64 of the *Local Government Act 1993*:

The land is not affected by any of the plans under Section 64 of the *Local Government Act 1993*

9A Biodiversity certified land

If the land is biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*, a statement to that effect.

No. Council is not aware that the land is biodiversity certified under Part 8 of the *Biodiversity Conservation Act 2016*.

SECTION 10.7 (2) PLANNING CERTIFICATE PLAN/1021/2122

Note. Biodiversity certified land includes land certified under Part 7AA of the *Threatened Species Conservation Act 1995* that is taken to be certified under Part 8 of the *Biodiversity Conservation Act 2016*.

10 Biodiversity stewardship sites

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*, a statement to the effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage).

No. Council has not been notified of a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016* relating to the land.

Note. Biodiversity stewardship agreements include biobanking agreements under Part 7A of the *Threatened Species Conservation Act 1995* that are taken to be biodiversity stewardship agreements under Part 5 of the *Biodiversity Conservation Act 2016*.

10A Native vegetation clearing set asides

If the land contains a set aside area under Section 60ZC of the *Local Land Services Act 2013*, a statement to that effect (but only if the council has been notified of the existence of the set aside area by the Local Land Services or it is registered in the public register under that section).

No. Council has not been notified that the land contains an area set aside under Section 60ZC of the *Local Land Services Act 2013*.

11 Bush fire prone land

Whether or not some or all of the land is bush fire prone land.

Yes. All of the land is bush fire prone land. Additional controls apply in the *Goulburn Mulwaree Development Control Plan 2009*.

12 Property vegetation plans

If the land is land to which a property vegetation plan approved under Part 4 of the *Native Vegetation Act 2003* (and that continues in force) applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).

Council is not aware of a property vegetation plan under the *Native Vegetation Act 2003* relating to the land.

13 Orders under *Trees (Disputes Between Neighbours) Act 2006*

Whether an order under the *Trees (Disputes Between Neighbours) Act 2006* has been made to carry out work in relation to a tree on the land (but only if Council has been notified of the order)?

No, an order under the *Trees (Disputes Between Neighbours) Act 2006* has not been made.

14 Directions under Part 3A

Whether there is a direction by the Minister in force under the former Section 75P (2) (c1) of the Act.

No direction is in force.

15 Site compatibility certificates and conditions for seniors housing

If the land is land to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies:

- (a) Whether or not Council is aware of a current site compatibility certificate (seniors housing), in respect of the proposed development on the land.

SECTION 10.7 (2) PLANNING CERTIFICATE PLAN/1021/2122

Council is not aware of any current site compatibility certificates (seniors housing) in respect of proposed development on the land.

- (b) Whether or not any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after October 2007 in respect of the land.

No terms referred to in clause 18(2) of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* have been imposed as conditions of consent to a development application for the land granted after 11 October 2007.

16 Site compatibility certificates for infrastructure, schools or TAFE establishments

Whether or not Council is aware of a valid site compatibility certificate in respect of proposed development on the land.

Council is not aware of any valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments) in respect of proposed development on the land.

17 Site compatibility certificates and conditions for affordable rental housing

- (1) Whether or not Council is aware of a current site compatibility certificate (affordable rental housing) in respect of proposed development on the land.

Council is not aware of any current site compatibility certificate (affordable rental housing) in respect of proposed development on the land.

- (2) Whether or not any terms of a kind referred to in clause 17 (1) or 38 (1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land.

No terms referred to in clause 17(1) or 37(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* have been imposed as conditions of consent to a development application in respect of the land.

18 Paper subdivision information

- (1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.
- (2) The date of any subdivision order that applies to the land.
- (3) Words and expressions used in this clause have the same meaning as they have in Part 16C of *Environmental Planning and Assessment Regulation 2000*.

Not applicable.

19 Site verification certificates

Whether or not Council is aware of a current site verification certificate, in respect of the land.

Council is not aware of a current site verification certificate in respect of the land.

20 Loose-fill asbestos insulation

Whether or not the land includes any residential premises (as defined in Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on a register of residential premises that contain or have contained loose-fill asbestos insulation.

No the land has not been identified in the Loose-Fill Asbestos Insulation Register as containing loose-fill asbestos ceiling insulation.

21 Affected Building Notices and Building Product Orders

- (1) Whether or not there is any affected building notice of which Council is aware that is in force in respect to the land.

Council is not aware of any affected building notice that is in force in respect of the land.

- (2) (a) Whether there is any building product rectification order of which Council is aware that is in force in respect of the land and has not been fully complied with.

Council is not aware of any affected building notice that is in force in respect of the land.

- (b) Whether any notice of intention to make a building product rectification order of which Council is aware has been given in respect of the land and is outstanding.

Council is not aware of any intention to make a building product rectification order in respect of the land and is outstanding.

SECTION 10.7 (2) PLANNING CERTIFICATE PLAN/1021/2122

Additional Matters

Note. The following matters are prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997* as additional matters to be specified in a planning certificate:

- (a) Whether or not the land to which the certificate relates is significantly contaminated land within the meaning of that Act.

The land is not significantly contaminated as at the date this certificate is issued.

- (b) Whether or not the land to which the certificate relates is subject to a management order within the meaning of that Act.

The land is not subject to a management order as at the date this certificate is issued.

- (c) Whether or not the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of the Act.

The land is not the subject of an approved voluntary management proposal as at the date this certificate is issued.

- (d) Whether or not the land to which this certificate relates is subject to an ongoing maintenance order within the meaning of that Act.

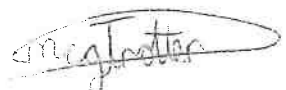
The land is not subject to an ongoing maintenance order as at the date this certificate is issued.

- (e) Whether or not the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act – if a copy of such statement has been provided at any time to the local authority issuing the certificate.

The land is not the subject of a site audit statement as at the date this certificate is issued.

Legislation and Environmental Planning Instruments including *Goulburn Mulwaree Local Environmental Plan 2009* and the *Standard Instrument (Local Environmental Plans) Order 2006* can be found at www.legislation.nsw.gov.au

Date of Certificate
11 February 2022


for **Warwick Bennett**
General Manager
Goulburn Mulwaree Council

Notice to Prospective Purchasers/Residents

1. Urban Land and Rural land in the Goulburn Mulwaree Local Government Area

Due to extensive growth and development within and alongside the urban areas of the Goulburn Mulwaree Local Government Area, non-residential land uses including rural areas increasingly adjoin residential developments. These mixed land uses and zones have resulted in the potential for land use conflicts.

Goulburn Mulwaree Council supports the right of persons carrying out legitimate non-residential land use activities on urban land. Furthermore, Council supports the rights of persons to carry out legitimate rural and agricultural uses and practices on rural land.

Council advises that whilst some land use activities will have formal consent from Council and/or other Government Agencies for operations, other activities may not require consent and are undertaken within the objectives of the land use zone.

Council will not support any action that will unreasonably interfere with the existing use or ongoing operation of land uses, particularly where such activities or uses are carried out in accordance with existing approvals, industry standards and relevant legislation. Many farms, businesses and commercial enterprises carry out operations as required, early in the morning or late in the evening. These operations may involve vehicle movements, machinery noise and trade and supply activities which may impact upon the amenity of an area.

Prospective purchasers of land are encouraged to undertake their own enquiries into any operations or activities on adjoining, neighbouring or nearby properties that may cause amenity impacts from noise, dust, odour etc. Intending purchasers are advised that legitimate land uses in urban and rural areas may include, but are not limited to:

Urban activities

Agricultural produce stores; Building trade supply retailers; Childcare centres and schools; Concrete batching plants; Equine training and stabling facilities; Food businesses; Home businesses; Landscape supplies; Medical practices and services; Motor vehicle and/or heavy machinery workshops; Motorsport facilities; Nurseries; Nursing homes and aged care facilities; Petrol stations; Public recreation facilities including aquatic centres, playgrounds and sporting fields; Pubs and clubs; Recycling facilities; Retail suppliers/ shops; Steel fabrication and engineering; Transport depots; Veterinary practices; Vehicle retailers; Waste management facilities; Water and waste water treatment facilities; Wholesalers.

Rural activities

Abattoir operations; Intensive livestock farming; Dairies; Livestock waste disposal systems; Stockyard activities; Animal husbandry practices (castration, dehorning, mulesing etc.); Presence of livestock (noisy animals, including crowing roosters); Livestock movement on Council roads; Clearing and land cultivation; Bush fire hazard reduction burning; Burning of stubble for cropping operations; Construction of fire breaks; Earthmoving including construction of dams, drains and contour banks; Construction of access roads and tracks; Pumping and irrigation; Harvesting operations; Grain receipt operations; Transportation of rural produce; Fodder conservation; Chaff cutting operations; Silage productions; Growing of any agricultural crop or pasture species which may produce detectable aromas or pollens e.g. canola & Lucerne; Slashing and mowing of vegetation; Logging; Spreading of fertilisers, including lime and gypsum; Crop spraying by both aerial and ground operations; Control and eradication of noxious weeds; Authorised measures to control agricultural pests including baiting, ripping, fumigation and shooting; Planting of trees and shrubs for woodblocks, windbreaks etc.; Fencing construction and erection; Tourist facilities; Manufacture and repair of agricultural machinery; Processing of rural commodities; Council Landfill Facilities; Council Sewerage Treatment Works.

Prospective purchasers are encouraged to attend locations of interest during different times of the day to determine the suitability of land for their intended use.

ADDITIONAL INFORMATION THAT DOES NOT FORM PART OF THE CERTIFICATE

In addition to the above, Council suggests an awareness of rural land management responsibilities, in particular weeds management that accompany ownership.

2. Unauthorised Development

2.1 Background

The need for obtaining approval/consent is an important step in the development process as it ensures that a number of important assessments are carried out prior to the commencement of works. These assessments and their subsequent approvals provide a variety of safeguards for the landowner and the wider community, and therefore ensure the safety of any building/land user and the protection of the environment. Obtaining consent also serves to ensure that third party protections such as insurance remain valid.

In accordance with the *Environmental Planning & Assessment Act 1979*, the term 'development' can be applied to most works, including but not limited to:

- use of land;
- subdivision of land;
- the erection of a building;
- the carrying out of work; and
- the demolition of a building or work.

The following information is provided as a courtesy and is general in nature. It is not to be construed as either town planning or legal advice. It is therefore important that you seek your own professional advice in relation to your rights and obligations in respect of any matters that this advice may raise.

2.2 Common Misconceptions

"Weekenders"

The term "weekender" (i.e. the temporary use of a dwelling for short term accommodation) is not a defined land use within NSW and therefore is not an approved land use under the *Goulburn Mulwaree Local Environmental Plan (GM LEP) 2009*. Therefore, a "weekender" is not considered to be a legitimate building or land use classification. A building is either considered to be a non-habitable structure (i.e. a shed) or a habitable dwelling. Any use of a structure as a dwelling (regardless of frequency of use) is considered to be a dwelling and requires all relevant approvals.

"Weekenders" are sometimes the result of the unauthorised conversion of existing buildings, such as farm sheds, into a building intended for habitation. In circumstances where a building is intended for the purpose of human habitation (for example sleeping, living, meal preparation, ablutions, etc.), the building is classified as a dwelling and must be assessed as a Class 1 structure in accordance with the *Building Code of Australia*. These are the same standards that a dwelling house is constructed to meet.

Furthermore, any form of habitation requires the land to contain a dwelling entitlement (as some lots in rural areas are below the minimum lot size for a dwelling under GMLEP 2009 and do not have a historical entitlement to a dwelling). Council cannot grant approval to a Development Application for a dwelling on land that does not possess such an entitlement. It is particularly important in rural areas to ensure that a lot does enjoy a dwelling entitlement – see Council's website for a dwelling entitlement enquiry form.

Conversion of Sheds to "Granny Flats"

As with "weekenders", a "granny flat" is not a defined land use under the GM LEP. The closest land use definition is a secondary dwelling, which requires development consent. Secondary dwellings must be assessed as a Class 1 structure in accordance with the *Building Code of Australia* to ensure the safety, health and amenity of any occupant that may use the structure.

Farm Buildings/Rural Sheds

Provisions exist under the *State Environmental Planning Policy (Exempt & Complying Development Codes) 2008* for some structures to be erected on rural lands without the need for consent. Notwithstanding this, any structure erected under this instrument must meet strict development standards to ensure that minimum environmental and safety requirements can be met. These provisions may be available on land zoned RU1 Primary Production, RU2 Rural Landscape, RU3 Forestry or RU6 Transition.

ADDITIONAL INFORMATION THAT DOES NOT FORM PART OF THE CERTIFICATE

Importantly this type of development can only proceed where it is ancillary to an agricultural use on the same land holding. "Agriculture" is specifically defined under the GM LEP, and for an activity to be classified as "agriculture", the activity conducted on the land must be a form of *commercial activity* related to aquaculture, extensive agriculture, intensive livestock agriculture or extensive plant agriculture.

Landowners and prospective purchasers are advised that a significant area of the Goulburn Mulwaree Council Local Government Area is located within the Sydney Drinking Water Catchment. As a result, much of the rural area is zoned as "conservation" – i.e. C2 Environmental Conservation, C3 Environmental Management and C4 Environmental Living and therefore prohibits many land uses, such as rural sheds, from being constructed or undertaken without having an appropriate consent in place.

Clearing of Vegetation

Much of the Goulburn Mulwaree Council Local Government Area contains threatened species and various *Endangered Ecological Communities* (EEC's) and *Critically Endangered Ecological Communities* (CEEC's), including but not limited to Grassy Box Woodland, Tallong Midge Orchid, Glossy Black Cockatoo habitat and Koala habitat.

A raft of legislation and plans exist to preserve native vegetation, including but not limited to the *Biodiversity Conservation Act 2016*, *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*, *State Environmental Planning Policy (Koala Habitat Protection) 2020* and the *Goulburn Mulwaree Development Control Plan 2009*.

It is recommended that professional guidance be sought prior to undertaking any vegetation removal, including destruction of grasslands or when carrying out bushfire protection measures, as thresholds apply and approvals may be required.

Earthworks & Road Construction

Earthworks are defined within the GM LEP as the excavation or filling of land. Some forms of earthworks can be undertaken without consent under the *State Environmental Planning Policy (Exempt & Complying Development Codes) 2008*, however thresholds apply and a number of environmental considerations must be demonstrated.

If not considered or planned appropriately, earthworks can adversely affect neighbours by disrupting or intensifying natural water flow paths, and can cause significant environmental harm by destabilising the structure of the topsoil leading to erosion and soil degradation.

As with earthworks, some roads (both public and private) can be constructed without consent, however, some environmental zones require consent to be obtained first. In addition to drainage considerations, the design and construction of a road must also take into account matters such as the impact upon vegetation, especially if clearing is required, as this may trigger the need for obtaining consent.

Additional considerations apply to the management of sites subject to earthworks or road construction given the presence of the Goulburn Mulwaree Local Government Area in the Sydney Drinking Water Catchment, particularly in relation to erosion and sediment control. Further information can be obtained from either Council or Water NSW.

Enclosure of Existing Carports and Verandahs

Carports and verandahs are often enclosed to provide additional living or storage space via cost effective means. Consent is often required prior to carrying out such works, as consideration needs to be given to a variety of matters. These include an assessment of the structural integrity of the existing structure, as well as ensuring other habitable areas are not adversely impacted, such as living spaces not losing access to light and ventilation. These assessments ensure that following any works the occupants of the building will remain safe, and that the building will continue to function as intended.

2.3 Summary

Council understands that the purchase of land and property is a significant investment, and often the single biggest financial commitment made by many, therefore, it is recommended by Council that you carry out thorough due diligence research prior to committing to a purchase and ensure that:

- The improvements to the land that you are purchasing are **authorised/approved**.
- Any improvements that you wish to make to the land or any existing buildings, including any new works or alterations, are permissible.

ADDITIONAL INFORMATION THAT DOES NOT FORM PART OF THE CERTIFICATE

In instances where Council is notified of the presence of unauthorised development, Council has a duty of care to the community and potential property buyers to ensure that the appropriate compliance pathway is actioned. In other words, properties that are found to contain illegal/unlawful development on the land will be subject to compliance and enforcement action. This may result in the need to remove any work and any associated infrastructure, the need to restore or rehabilitate land, issuing of Penalty Infringement Notices, or even prosecution. The responsibility for ensuring the relevant approvals are in place is with the current property owner (i.e. responsibility goes with the land when transferred to a new owner).

No responsibility will be taken for purchases made because of advertising content or false/misleading sales pitches, these matters should be addressed with the relevant government licencing agency i.e. NSW Office of Fair Trading.

If in doubt, ask!

Further information can be obtained by contacting Council on 02 4823 4444 or email council@goulburn.nsw.gov.au.

11. Appendix D – Property Owner Survey

Site History Survey

1. Registered property owner? **Simon and Virginia Croker**
2. Property address? **44 Middle Arm Road Goulburn N.S.W. 2580**
3. Period of ownership? **9 years**
4. Current land use:
- ☒ Agricultural
 - ☐ Hobby farm
 - ☐ Industrial/Commercial
 - ☐ Other (Please explain)

5. Please describe land use activities during your ownership

For the past 9 years within our occupancy, the land use has been solely full time livestock cattle grazing on the property for meat trade sale. (27 acres used of the 30 Acres total) 3 acres of maintained house lawns and gardens.

6. Please describe of any known previous land use/history

Previous owners, the Murdock family ran agistment cattle for grazing with a single paddock for shedland horses (10 Years)

Previous owners, the Lockley family ran cattle for grazing meat trade sale. (26 Years)

7. Are you aware of any places on the property where waste, chemical, industrial or agricultural based substances (liquids or solids) of any kind has been stored or disposed of during or before ownership (please describe)?

We are not aware nor have any evidence in any places on the property of where waste, chemical, industrial or agricultural based substances (liquids or solids) of any kind has been disposed of during or before our ownership.

We have not stored in any places on the property waste, chemical, industrial or agricultural based substances (liquids or solids) of any kind during our ownership.

8. Are you aware of any man made structures on your property that have since been removed/demolished (please describe)?

No structures have been removed or demolished on our property.

9. Are you aware of any material (soil, waste or otherwise) that has been imported onto the property during or before ownership (please describe)?

No. We are not aware not of any external materials (soil, waste or otherwise) being imported onto the property.

10. Are you aware of any contamination or potential contamination on the property?

No. We are not aware of any contamination or potential contamination on the property.

Completed by (print name): **Simon Geoffrey Croker**

Signature

A handwritten signature in black ink, appearing to read 'Simon Croker', is written on a light green rectangular background.

Date: **26-8-22**

12. Appendix E – Site walkover photos



Photo 1: Front of house



Photo 2: Verandah of house (PEAC01)

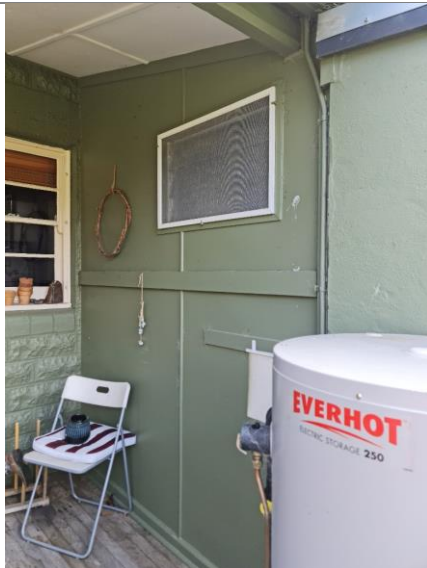


Photo 3: Verandah walls of house (PEAC01)



Photo 4: Packers under hot water system for house (PEAC01)



Photo 5: Concrete cricket pitch (PEAC02)



Photo 6: Livestock holding pen (PEAC03)



Photo 7: Livestock holding pen (PEAC03)



Photo 8: Rubble in the North Eastern corner of yard (PAEC04)



Photo 9: Chemical storage next shed to North of house near fire place (PEAC05)



Photo 10: Chemical Storage on property (PEAC05)



Photo 11: Fire place



Photo 12: Internal of sheds to be inspected (PEAC06)



Photo 13: Internal of sheds to be inspected (PEAC06) and livestock holding pen (PEAC03)



Photo 14: Area where patches of grass has died



Photo 15: Septic tank (PEAC08)



Photo 16: Dam to the South East of the house



Photo 17: Drainage of dam to East of house



Photo 18: Trench for draining of dam to East of house



Photo 19: Dam to the North West of the property



Photo 20: Marker indicating the gas pipeline



Photo 21: Property



Photo 22: Property



Photo 23: power pole on property



Photo 24: tree on property